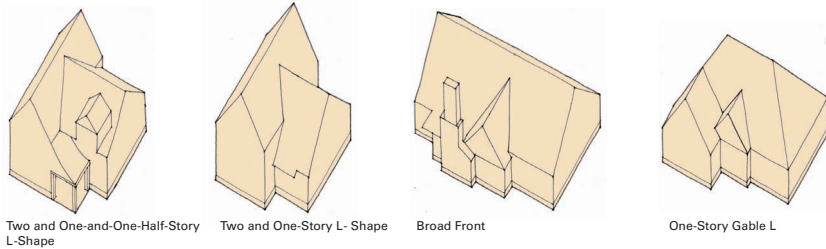


Massing & Composition

MASSING DIAGRAMS



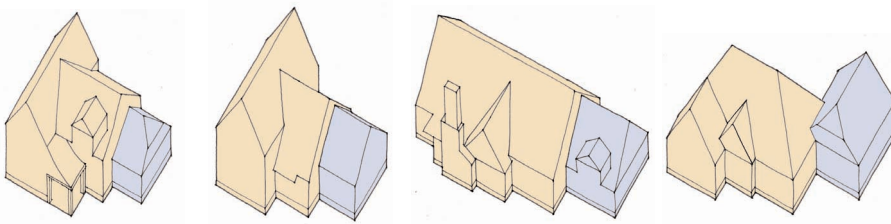
Two and One-and-One-Half-Story L-Shape

Two and One-Story L-Shape

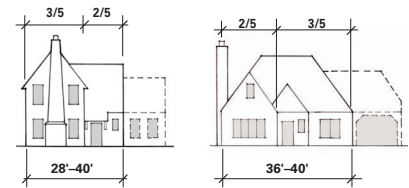
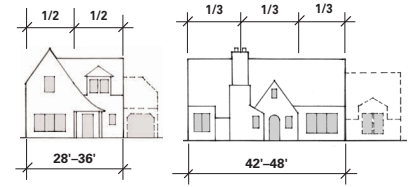
Broad Front

One-Story Gable L

MASSING COMBINATIONS



FACADE COMPOSITION DIAGRAMS



Massing

TWO- & ONE-AND-ONE-HALF-STORY L-SHAPE

L-shaped plan with a two-story front-facing gable paired with a one-and-one-half story roof expression parallel to the street. The roof of the front-facing gable slides down to provide a covered entry. Dormers can have gable or shed roofs.

TWO- & ONE-STORY L-SHAPE

L-shaped plan with a two-story front facing gable paired with a one-story roof expression parallel to the street. The one-story roof may curve out to provide a covered shelter over the door.

BROAD FRONT

Rectangular shaped plan with a one, one-and-one-half, or two-story expression. A small gable or two may project to provide visual relief and to provide balance to

large chimneys and other architectural elements.

ONE-STORY GABLE L

Rectangular volume with hipped roof with a front facing gabled wing. Mass may have a one- or one-and-one-half-story expression. A series of nested gables may provide balance to chimneys and other architectural elements.

Facade Composition

European Romantic facade composition is characterized by an asymmetrical and balanced placement of doors and windows. Grouped double-hung windows are common. Front doors are generally located at the center of the composition, especially in wide houses. There is typically a material change from the first to the second floor.

Roof

The roof pitch on European Romantic houses varies from 12 to 20 in 12. For Gable L forms, the pitch on the street-facing gables ranges from 14 to 20 in 12. Gable and shed dormers help to introduce light into half-story and attic spaces. False eaves, set at a steep pitch, are often used to create the illusion of a steeply pitched roof on the main body.

Eaves

Overhangs tend to be generally shallow (up to 10 inches) although they are sometimes as deep as 18 inches where half timbering is used. Eave construction is typically of three types:

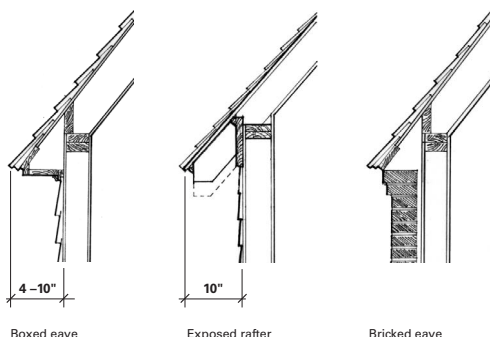
- Boxed eave, 4 to 10 inches deep
- Exposed 2 x 8-inch rafter tails set 16 to 24 inches on center, and trimmed parallel to the ground

- Bricked eave, 4 to 10 inches deep with stepped, brick soffit

Wall Section & Eave Details

The first floor is typically set 12 to 18 inches above finished grade. The floor-to-ceiling height on the ground floor is typically 9 feet. The secondary floor-to-ceiling height is 8 to 9 feet. Walls are typically framed with horizontal siding or shingles or a combination of these materials. Brick and stucco are also used as cladding. Material changes typically occur at the second floor and in gable ends above the window head. Clapboard or shake cladding materials should never come within 8 inches of finished grade; only durable materials like brick, stone, and stucco may come into direct contact with the soil.

TYPICAL EAVE DETAILS



Boxed eave

Exposed rafter

Bricked eave

